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The McKinley Herald.

VOL. I, No. 5. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. AUGUST, 1905.

WORK ON THE MANIGUA ORANGE GROVE.

ABOUT 250 ACRES ARE NOW CLEARED.

Treasurer Fernald Reports Half the Tract Ready.

During the month of July the clearing force of the Tropical Development Company did splendid work in ridding the orange groves tract of their covering of undergrowth and yellow pine timber, and we are now delighted to be able to report according to a letter just received from our treasurer, Mr. Frederik A. Fernald, that the land cleared during July brought the total amount cleared up to 250 acres. This means that one-half of the whole tract has been cleared.

We quote from Mr. Fernald's letter the following paragraph relating to the clearing:

"Owing to the distribution of the work recently we have many acres that are from half to three-fourths cleared. We print a map which shows where the wholly cleared parts lie, but much that has been accomplished can not be shown upon it. Our president feels sure that he is within the mark in reporting that the clearing done up to the end of July was equivalent to the total clearing of 250 acres—or one-half of the whole grove."

Mr. Fernald adds that "we have enough ground now entirely ready for all the trees that we can set out up to the middle of November. With this start it will be easy to get all our plowing done in season for the winter's planting."

The map which Mr. Fernald mentions is omitted from this issue of the HERALD because we did not have room for it. It shows the extent of the clearing done to date. We hope to publish such a map next month.

President Hayes Reports Progress at McKinley.

In a letter to the Tropical Development Company, dated July 16, 1905, President Hayes writes as follows regarding the work at McKinley:

"A very large acreage has been cleared around the grove house and the barracks, while some other pieces have been cleared that do not connect with the main clearing.

"The orange trees that have been planted are growing nicely and are looking very well indeed. Many of them have grown new branches eight to ten inches long and well leaved out. They are very clean and healthy and no signs of insect trouble has appeared.

"I do not think it advisable to plant more trees until fall, as at the present time growth is too strong for successful transplanting, while in the fall the tree is in a dormant condition and will bear transplanting and cutting back much better than at any other season.

"The longer I am here, and the further we progress, the more thoroughly I believe in the success of the orange grove proposition.

"We can positively show better results on this tract in a year or two than any other grove on this island. We have the best soil and the best conditions below the surface to produce a thoroughly satisfactory result.

"No fertilizer has been used upon the trees, and I do not think it necessary to do so on this soil; still, I will try the experiment upon some of them.

"Many vegetables which we have planted recently are growing and will be reported upon later."

Treasurer Fernald Writes Some Interesting Letters.

On July 17th Mr. Fernald wrote from McKinley, in part as follows:

"We get our trees from Florida nurseries, as we are convinced that we can get better ones there than in Cuba at present. As there is frost in winter over the greater part of that State, there is a dormant season for trees during which time only they can be transplanted. This runs from about October to April. As we were anxious to get a piece of our grove completed for a sample this last spring, we had a small lot of trees sent to us as late as May and have not lost 10 per cent. of them. But this is exceptional at this time of year.

"We intend to set out the trees on half of our grove next fall and winter. The clearing on this part is nearly done already and the plowing is following along rapidly."

In a previous letter, written on July 5th, Mr. Fernald described the vigorous growth which the orange trees already planted have made. He says:

"Four acres have been set with orange trees and enclosed with wire fence. They were cut down to about three feet high when set, and were without branch or leaf, but two weeks has brought out on nearly every one several green sprays 4 to 6 inches long. They are in the second square north of the southeast corner of the grove."

Speaking of the improvements which are being made on the Orange Grove property, Mr. Fernald writes:

"One house has been built on the grove, and is occupied by 32 workmen. Another of the same size is nearly done, and then the carpenters will go back to the Grove Cottage, which has the first tier of floor beams laid and most of the frame ready to raise."

In a letter dated July 19th, Mr. Fernald wrote that the frame of the Company's new building, to be known as the Grove Cottage, is up and that

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THE McKINLEY COLONY

A LITTLE HISTORY AND SOME FORECASTS

The McKinley Colony is now seven months old, having been founded Jan. 1, 1905. It is a healthy infant, growing every day, and by far the liveliest American colony in the Republic of Cuba.

Its population numbers about 147. Upwards of 30 new arrivals are expected in August. Several houses have been built and more are to go up this month and next. The population will probably number 400 by January 1st.

The Company has cleared 250 acres of the Manigua Orange Groves Tract. A considerable acreage has been plowed and several hundred trees planted. These trees are growing finely, indicating the adaptability of the soil to citrus fruit culture. The entire acreage will be cleared by December and one-half of it planted this winter.

The Company is employing about 100 men—Americans and Cubans—and the pay-roll amounts to upwards of $700 a week. Two substantial buildings, accommodating 32 native workmen each, have been built on the tract, and a comfortable general headquarters, with sleeping rooms for visitors and officers of the Company, is being erected. There are three spans of mules and numerous wagons, ploughs, etc., used in the work. The Company's store meets the needs of the settlers in the way of furnishing supplies, etc.

A great deal of clearing has been accomplished on the plantation tracts allotted to investors with their bonds, and extensive planting of citrus trees, pineapples, etc., will be done this fall. Thousands of dollars will be spent every month this fall and winter on this magnificent property, making it what Nature intended it to be by soil, climate and location—*a veritable garden spot.*

The class of settlers and investors attracted to this enterprise is *good.* They are, as a rule, people of intelligence with some money and an ambition to get on in life. They are a credit to the Colony and will make the Isle of Pines famous as the *American District of Cuba.*

There is room for more of the same kind at McKinley. If you have not invested yet, do not miss this chance of securing a five or ten-acre plantation tract as a bonus with our PROFIT SHARING GOLD BONDS. Read the reports of progress in this issue of the HERALD and join us at McKinley. If you can't go down to live there at once, you can, at any rate, begin payments on your bonds now, and thus secure your *free land allotment.* If, on the other hand, you are thinking of going down to look over the Colony, pick out your tract *today* and make your first month's payment before you start, so that you will have the satisfaction of knowing that your bonds are secured even though the price advance before you can get back. The plan of easy installment payments and also our system of discounts is fully explained herein.

The McKinley Colony is now a *fact.* May not we hope to number *you* among its citizens or property-holders?

Write to us today and let us send you our handsomely illustrated prospectus *(every word proven true by scores of investors who went down and investigated),* or, better still, come in and let's talk it over.

TROPICAL DEVELOPMENT COMPANY
17 WEST SWAN STREET, BUFFALO, N. Y.

THE RUSH FOR McKINLEY OPENS EARLY.

THE TIDE OF TRAVEL IN FULL SWING.

Investors Flocking Down by Every Steamer.

Never before in the history of Buffalo has so remarkable an emigration movement taken place as that which has set in for Buffalo's tropical American Colony—McKinley, Isle of Pines.

Although this is still mid-summer, our bondholders are beginning to depart for McKinley, some as visitors, but many others to remain there and join those already on the ground in building up the sturdy American community we are founding.

Some people smiled this spring when we would tell them in response to their inquiries that we believed fully 400 or 500 people would go down to McKinley this winter, but it will be evident to those who read the personal items published below, that our estimate was very conservative. Every steamer that sails from New York for Havana carries its party of McKinley colonists, and as the season advances the number of these travelers will increase, so that by the time the blasts of winter are hurling the snow-clouds over old Erie and through the streets of Buffalo there will be scores and scores of new arrivals settled upon their tracts at McKinley.

Read the following list of departures and judge for yourself of how the Colony is growing:

Mr. Albert Kreusch of Buffalo left for McKinley on July 19th. Mr. Kreusch is one of the first bond-purchasers on our books and is an all-around good fellow. He will inspect his own and his brother's tracts while at McKinley and probably do some clearing. He will return in a couple of months.

Mr. Robert Dunning of Buffalo left for McKinley on July 19th to inspect his property and look over the situation in general. He expects to be absent about a month and return to McKinley with Mrs. Dunning this fall to make it his future home.

Dr. A. J. Martin left about July 15th for McKinley on a three-weeks' trip. The doctor expects to make the colony his home in the near future.

Mr. Arthur H. Beyer, formerly of Buffalo, left for McKinley in July to make his home in the new American colony of the Isle of Pines. Mr. Beyer has several friends already located at McKinley. He will develop the southern five acres of tract No. 168.

Mr. Grove Parsons will have a man at work clearing his property in August. Mr. Parsons and his friends have a fine body of land in the heart of the tract and they will improve it extensively and at once.

Mrs. Nellie E. Waters of Buffalo, who visited McKinley last winter and spring, will return in September to spend the winter. During her absence Mrs. Waters has had a lot of clearing and plowing done on her tract, No. 371, by Mr. McGillis. She will probably start building a comfortable house as soon as she returns. She has ordered $500 worth of orange trees and pineapple plants to be set out this fall.

Mr. Frank Prenatt, who went down to McKinley in June, accompanied by his parents, his wife and two lovely

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The McKinley Herald.

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES.

AUGUST, 1905.

THE RUSH TO McKINLEY.

In this issue of the HERALD we publish a partial list of those who are going down this month or next month to help in the upbuilding of the McKinley Colony.

These settlers and investors are, as a rule, people of some means, and possess sufficient pluck and determination to enable them to make a success of their residence in the fair and fertile Isle of Pines. All of them are well posted on conditions in the Colony, as several went down on inspection trips last winter, while nearly all have received letters from friends already settled at McKinley describing the life and surroundings on the tract. Besides these sources of information, the HERALD has been widely circulated and read among all of our bondholders.

There is absolutely nothing at McKinley to injure the health of the most delicate person. Our drinking water is pure and sweet—uncontaminated by germs or pollution of any kind, and it may be dipped up from our rivers and brooks and drunk with perfect impunity. Sunstroke is unknown and the heat has been far less intense at McKinley than it has been in New York, Boston, Philadelphia, Pittsburg, Kansas City, etc., where thousands have died this summer from heat prostration. There is no malaria, bilious fever or contagious diseases of any kind. The ladies and children of the McKinley Colony live out of doors most of the time and ramble through the woods without danger from reptiles or wild animals. *There are no poisonous or venomous snakes or insects on the Isle of Pines.*

Now it only remains for those who go to McKinley to live, to work as earnestly there as they do here to make a great success of their future. Our colony has been visited by scores of Buffalo people since we began business last November, and the statements we have made regarding our soil, climate and location have been investigated and confirmed in every instance. Our bondholders have increased their holdings in numerous cases after personally inspecting our fertile tract of land. This is the best proof we could want as to how well they were satisfied. The figures we give in our prospectus regarding profits from tropical fruits and winter-grown vegetables have been checked up by our investors and not only have they been *confirmed*, but we have often had our bondholders tell us that *we have not put the profits as high as they really are.*

This is all very gratifying, and means that our big orange and grapefruit grove will be sold at *$1,000 per acre* at least, thus redeeming our bonds at *par* and fixing the value of the neighboring tracts at an average of $200 per acre. It means, also, that our Colony will have a population of several thousand in a few years.

Furthermore, our harbor and splendid shipping facilities on the Nuevas River insure the development of a thriving commercial city at McKinley. We have 18 feet of water in our river, which is three times as great a depth as any other river in the island possesses. Direct steamship service between Port McKinley and Cuba and Mobile, Ala., will be inaugurated as soon as there is enough freight to justify it.

In short, our colony is now in the formative stages. It is developing fast and, being founded on a substantial basis, it is up to our settlers to help us to make it the most famous health resort and the most attractive place of residence in the adjacent tropics. While there are no positive hardships to endure such as our ancestors who settled this country had to overcome, there are, nevertheless, inconveniences to put up with such as one would laugh over when off on a summer camping trip.

Let us always speak well of McKinley and of our fellow-settlers. Let us leave behind us along with the snow and sleet all the spirit of criticism, of unkind comment and of gossip, that we may have developed in our natures. Let us set our faces resolutely to the future and go to work with a determination to succeed in order that we may make a place for ourselves in our new home.

If we are looking for the bad side of things we can find it here without going down to McKinley to look it up. Life, after all, is very much what we choose to make it. If we are cheerful and hopeful and, above all, *industrious*, we won't have the desire or the time to find fault with every little thing that goes wrong. Let us make up our minds to *get busy* and *keep busy*—to discourage idleness in others by not loafing ourselves. We must all remember that the amount of vegetables and citrus fruits we ship in the future will depend on the amount of work we do *now*. In a year or so it won't be difficult to walk through the McKinley Colony and pick out the homes of those who idle away the first few months of their residence there. It all depends on how we *begin*. Let us all begin *right* and *don't knock!*

How an Orange Grove Increases Land Values.

Mr. Frank G. Carpenter, a prominent American newspaper writer, has been recently writing a series of most interesting articles descriptive of the wonderful progress taking place in the Republic of Cuba. Many of our readers have no doubt read and enjoyed these articles as they have appeared in the Sunday editions of the Buffalo *Express*, the New York *Herald* and many other prominent papers throughout the country. But the article which appeared in the Buffalo *Express* July 22d entitled "Farming in our Island Neighbor" has a special interest for every bondholder of the Tropical Development Company, which it is our purpose to emphasize here.

Mr. Carpenter was anxious to give an account of the outcome of American investments and naturally cast about to find a place where he could see some results. He could have visited any one of a dozen colonies in which—as is too often the rule—the company simply *sold land* to its colonists and investors and where the *development* was left to the unaided efforts of the *settlers*—usually people with small means. But they did not attract him. Instead, he visited an American who was really doing something—and this man (Mr. Adam Gray and his big 500 acre orange grove) is most graphically described in the article.

"Mr. Gray," says Mr. Carpenter, "came to Cuba about five years ago and bought several acres of land *at $25* an acre. He has added to his purchase since then at higher prices; his last one costing him more than $150 per acre and he has now, all told, 800 acres." Further on, he says: "He has now about 200 acres of pineapples under cultivation, and his crop this year will be worth about $40,000, amounting to in the neighborhood of 25,000 crates. He has 260 acres of oranges and grapefruit, embracing about 120,000 trees; and when he has set out the full 500 acres which he expects to plant, the orchard should yield in the neighborhood of 500,000 boxes of oranges and grapefruit every year."

This whole statement will no doubt be of great interest to all of our investors, but without dwelling upon the enormous returns from pineapples or the huge orange crop expected (sufficient at the present market price of oranges to pay an annual dividend of 100 per cent. if derived from our own 500 acre grove), we wish to emphasize one point in Mr. Gray's experience.

You will notice that he first purchased a few hundred acres and proceeded to establish an orange grove on it. This land cost him only $25 per acre several years ago. Later on he determined to increase his purchase and his grove, and attempted to buy the neighboring tract. Did he get it for $25 an acre? *Not at all.* He had *improved* the land he had purchased by planting a grove on it, and *he had to pay and did pay more than $150 per acre for the adjoining piece*, which he could no doubt have originally secured had he made his whole purchase at first for the initial $25 per acre.

We think that the obvious lesson can be drawn by every bondholder. Our whole bond plan is simply a systematic elaboration of the conditions which Mr. Gray passed through. We are planting a 500 acre orange grove and giving to our investors the properties nearby. We have told you that the cultivation of this grove would enormously enhance the value of every acre of your property and here is *proof* of our statement. If *our land* increased in value in the same proportion during the next five years (and we believe that the increase will be even more rapid for we have the added advantage of a constantly increasing population, made up of the numerous investors who are moving to McKinley every week, an advantage which Mr. Gray lacked, for there is no colony near his land), then every investor in our bonds will have an acre of land which has been given him absolutely at no cost, worth $150, and with every expectation that his bond will pay from 20 to 60 per cent. on its par value and be finally redeemed for more than its face.

But do not understand this article to mean that every acre of land in Cuba or the Isle of Pines will increase in value in this or any other proportion in the next five years. Such is by no means the case. There were and are and will be thousands of acres of land in Cuba that will be worth very little, no matter how naturally fertile they may be. Land increases in value in proportion to the amount of *development* that is expended on or near it *and the number of people who are living on it*, and our property will advance in value because we are doing what Mr. Gray did, planting a big 500 acre orange grove on it and developing it scientifically and *attracting settlers there.*

If you wish to avoid the trouble and inconvenience of making monthly payments, you can save yourself this bother and also make three times as much interest as the savings banks allow by paying for a year in advance and thereby securing a discount of ten per cent (10%). Many of our bondholders are taking advantage of this excellent opportunity.

McKINLEY ITEMS.

George R. McMullen is camping on Tract 179 and has a large part of it cleared.

Boating on our rivers will be a diversion in future, as the company now has a row-boat.

John Spewok now has six or seven acres of his land cleared and is keeping right on with the rest.

Mr. J. A. McNeill has built a house and has recently rented it to Messrs. Jacob and Frank A. Prenatt, who arrived with their families July 13th.

There is a good opening at McKinley for a man who can combine horseshoeing with fruit growing. At present all the mules and horses on the tract have to be sent many miles to be shod.

Letters may be addressed to "McKinley, Isle of Pines, Republic of Cuba" now, as they write us that "we have the biggest mail of any place on the island and will soon have a post-office."

Speaking of the depth of water and general shipping facilities from the McKinley tract, our treasurer, Mr. Fernald, writes that the Nuevas River is 150 feet wide opposite tract No. 7, and that schooners can come up to that point easily, and that they *do so.*

J. H. Bostwick is fencing one of his two ten-acre tracts. He has a few fowls and one of the hens distinguished herself a few weeks ago by stealing her nest and bringing off 12 chickens. They are hardy, saucy little fellows and not one has been killed by a hawk or other predacious creature, or died of disease.

The company has received a quantity of young coffee, kola, cocoa and allspice plants, shipped from Grand Cayman Island. They are for sale to our settlers at 20 cents each. The pots that these plants come in are a curiosity; they are sections of bamboo, three or four inches across.

David McLaughlin will soon be an experienced expressman. He drives to Nueva Gerona two or three times a week and makes purchases at the stores and brings out freight and passengers' trunks from the steamer and feed for the mules. Other days he hauls lumber or does other teaming.

David B. Roberts has been appointed resident engineer of the company in place of Louis C. Giltner, resigned. Mr. Roberts received his training at the University of Florida and has done some important surveying since coming to the island. He has also had experience in highway and railroad work.

Frank Sherwood writes his father that he has ordered the lumber for a house which he will build on tract 54 and on which he will start work at once. In fact, he has probably begun building already, as he expected his lumber in a week from the time he wrote. His material is costing $50, and yet for this modest outlay Frank writes that he can put up a house with two bed rooms, each 14x20 feet, with a living room and kitchen. He is getting stringers from small pines which grow on his tract, and from the trunks of some royal palms he is cutting fence posts on which to hang his barbed wire fence. He is, furthermore, setting out some plantains, or cooking bananas, which he says make a fine dish when properly prepared. He writes that work on the company's new grove cottage in the grove tract is progressing rapidly.

Mr. Jacob Laubocker goes down to McKinley in September to settle on tract No. 139, which he will clear up at once and proceed to plant. He and Mr. Wm. R. Warner will travel together.

Correspondence from McKinley.

No. 325 West 36th St.,
NEW YORK, July 19, 1905.

Tropical Development Co., 17 W. Swan Street, Buffalo, N. Y.:

GENTLEMEN—Having returned a few weeks ago from the Isle of Pines after having been over the tracts to locate for myself and others, I examined most all your property and will say that I found most of it uniform in soil for orange and pineapple growing, as well as a small margin of each tract for vegetables located on the small creeks, which are abundant. I was some years ago in the Province of Mantanzas, Cuba, looking for land at the time, and I will say that McKinley *far surpasses* anything I ever saw in the Island of Cuba in *uniformity of rich soil.*

Yet I will draw your attention to the fact that investors in the proposition must not be too sure of raising vegetables in so short a period as from four to six months after clearing, and my advice to others is not to count on any profits in vegetables in less than one year. I find it necessary that after clearing the land should be plowed and left a month or two so the sun can take the sourness and acid out of the ground, then plow it again and raise corn to be plowed under and again left for a period of idleness. After the manipulation and another plowing the soil will be found in condition to make vegetable growing profitable and the holder of the tract can so support himself and use the balance in the planting of oranges and pineapples, which two articles need not go through the same process as vegetable gardening. After clearing and plowing, oranges as well as pineapples can be planted after the first plowing.

I am preparing to return this time *to stay*, and am confident of making a success of farming.

Yours very truly,
(Signed) A. MULLER.

Mr. C. E. Thomas writes an interesting letter to a friend in Buffalo regarding conditions at McKinley, extracts from which are as follows:

"No doubt you are anxious to hear from McKinley by this time, so will try and entertain you for a few minutes. The stream on your place runs nearly north and south, a little northwest if anything. It would be hard to state how many acres the thicket takes up, for it is narrow, only about 30 or 40 feet wide in most parts, but a little wider in others—about 1½ or 2 acres, I should say—a nice thing to have on the place—fine garden land when cleared. The most of your tract can be cleared by *one man*, that is getting down trees, grubbing out stumps and burning logs at the rate of an acre a month ready for the plow, that is, a man that understands that kind of work, although you have a couple of acres that can be cleared with very little work. Now, for myself, I don't believe in raising vegetables between rows of trees, but would put in pineapples or bananas, which will bear in 12 or 15 months, and will be a source of income for seven or eight years, then you can pull them out and have the oranges by themselves, for by that time they will be giving a living that the most unreasonable can't kick about. This island is certainly adapted to fruit-raising. Orange trees will grow anywhere here but in the low places. Pineapples from 5 to 10 lbs., pretty good, and they have grape-fruit that will weight 1½ lbs. each on little trees two and three years old, and fine oranges. I don't believe what you say about the cargo of pineapples being shipped and getting no profit. I know what is so, though, of cargoes being shipped and netting the shipper from $1.75 to $2.00 per crate. I don't know what better any one would want than that for 30 or 40 pines (number per crate) clear profit. It is also wrong about the drinking water, for here on the McKinley tract we have the finest water I ever tasted, all over the tract, that is, around where I have been it is so. About jugs to keep water in, they are made from clay and very porous, but putting the water in them, the air being cooler than the water, condenses them and causes them to sweat and making a drink nearly like ice water and much more agreeable, but water is cool enough without. For living, it will cost from $2.00 to $2.50 per week each person. The change of climate will not hurt your children; it will do them lots of good. I have three children and they are doing fine and the youngest is only 11 months."

We are glad to give place to Mr. Muller's very interesting letter, as he no doubt investigated conditions at McKinley very carefully while there.

Nevertheless we are inclined to think he is mistaken on the subject of how long uncultivated land must be allowed to lay to "sweeten" before being planted in vegetables. Mr. Sam Corbin writes to a friend that three to four months is sufficient time, while Mr. Tolksdorf, an experienced Isle of Pines vegetable grower, says that 30 days to 60 days are enough. Mr. Tolksdorf says that the sweetening process can be hastened by spreading a little lime over the property to be planted.

Citrus trees and pineapple plants can be set out, as Mr. Muller observes, in land that has just been cleared without being allowed to sweeten.

The method of planting corn as a first crop on virgin land is followed by Western farmers who start into cultivate prairie land. At any rate, if land has to sweeten before being planted in vegetables, it is proof that it is very fertile soil, as barren soil would not be rich enough to require working over.

Mr. Frank G. Blair leaves for McKinley the middle of August to take up his permanent residence there and develope his tract, No. 278.

HOW ARE THESE FOR PINEAPPLES?

The young man on the right with his hat on is Mr. Frank Sherwood, formerly a Niagara Falls boy. The pineapple he holds weighs 9 pounds. The young man on the left is his chum, Mr. Dave McLaughlin, also from the Falls, but now owner of Tract 39, McKinley colony.

FLORIDA'S FREEZE.

How the Cold Wave Destroyed Fruit and Vegetables.

JACKSONVILLE, Fla., Feb. 3—(Staff Corr.).—The disastrous freeze, which visited Florida about ten days ago, caused a general destruction of tender vegetation. It generally takes from 10 days to two weeks to form a correct estimate of the damage done by extreme cold snaps such as this. From reports that have come in from all parts of the State it can be said that while the fruit on all orange trees was frozen solid the bearing trees themselves were not injured, although many young trees were destroyed.

Fortunately, about three-fourths of the oranges were already gathered. Respecting the remainder, a considerable part may be saved when the thawing process begins, if the sun does not come out too hot all at once. The freeze occurred at a fortunate time, as it is possible to replant and secure a good crop of vegetables yet. The destruction of cabbage will relieve the congested condition of this staple in Northern markets.

S. J. Sligh & Co., from their advices, size up the damage as follows: "Most oranges on the trees were frozen. Quite a few in packing houses were saved, as they had been gathered before the freeze came. Some few on the trees were saved. All vegetables were killed. Most growers have enough plants to replant. East Coast tomato crop is retarded two weeks, at least. Pineapples are seriously damaged. We look for only half a crop for next season. Hard to tell the full extent of the damage yet."

TO A SOUTHERN ROSE

Most queenly flower—we greet thee, here!
Not queen alone of summer—but of all the year.

As emblem, thou of beauty's shrine—
We greet thee in the land of palm, of southern pine.

Where Ocean murmurs ever low—
A song of wave—of billows blue, when soft winds blow!

Sweet Rose—thy cheek so blushing, fair,
Would'st tempt one in thy clime to tarry, lingering, where—

No wintry wind—with frosty breath—
Woos thee, and with its fickle love—chills thee to death!

CAROLYN B. LYMAN, *Batavia, N. Y.*

An Illustration of our Easy Payment Plan.

In order to make it as convenient as possible for purchasers to buy and pay for our Profit-sharing Gold Bonds without making a heavy outlay of money at any one time, we have arranged an easy plan of installment payments covering four years.

We charge no interest on these installments, and we give you the right to settle on your land as soon as you have made your first payment. You can proceed to plant it and sell your crops without any charge from us except the regular installment payments. Thus you save your rent and you also save the expensive coal bills which you have to pay here.

The following table of payments explains our plan fully:

	Monthly	Every 3 months	Every 6 months	Yearly
1 bond..	$ 1.78	$ 5.32	$10.63	$21.25
2 bonds.	3.55	10.63	21.25	42.50
3 bonds.	5.32	15.95	31.90	63.80
4 bonds.	7.09	21.25	42.50	85.00
5 bonds.	8.86	26.58	53.16	106.25
6 bonds.	10.63	31.88	63.75	127.50
7 bonds.	12.40	37.20	74.40	148.80
8 bonds.	14.17	42.50	85.00	170.00
9 bonds.	15.94	47.82	95.63	191.25
10 bonds.	17.71	53.13	106.25	212.50
11 bonds.	19.48	58.44	116.88	233.75
12 bonds.	21.25	63.75	127.50	255.00
15 bonds.	26.57	79.69	159.38	318.75
20 bonds.	35.42	106.26	212.50	425.00
24 bonds.	42.50	127.50	255.00	510.00

At the request of numerous Bondholders, the Company has decided to allow a discount of Ten Per Cent. (10%) on annual payments, so that you *save money by paying annually at time of purchase.*

The net amount of money due the Company on any annual payment after the Ten Per Cent. discount is deducted may be seen at a glance by consulting the following table:

	Yearly Payment	Less Ten Per Cent	Net Amount Due Company
1 bond.....	$ 21.25	$ 2.12	$ 19.13
2 bonds....	42.50	4.25	38.25
3 bonds....	63.80	6.38	57.42
4 bonds....	85.00	8.50	76.50
5 bonds....	106.25	10.63	95.62
6 bonds....	127.50	12.75	114.75
7 bonds....	148.80	14.88	133.92
8 bonds....	170.00	17.00	153.00
9 bonds....	191.25	19.12	172.13
10 bonds....	212.52	21.25	191.25
11 bonds....	233.75	23.37	210.38
12 bonds....	255.00	25.50	229.50
15 bonds....	318.75	31.87	286.88
20 bonds....	425.00	42.25	382.75
24 bonds....	510.00	51.00	459.00

Now, you will see by reading over the above table, that you can buy, say, 12 bonds while they are selling at the present price of $85 each and pay only $21.25 down on them as your first payment, or if you pay a year's payment you get Ten Per Cent. discount. You can then move down to McKinley and settle on your tract. If you wish to change your location you can pick out any other tract on our property which is open for purchase. Our president, Mr. Horace P. Hayes, will cheerfully assist you in this or any other matter affecting your welfare or happiness, as far as possible.

Therefore, by paying only $21.25 down and $21.25 a month for four years, or an annual payment of $229.50, you can secure 12 of our Gold Bonds at $85 and get a free deed to 10 acres of the best fruit and vegetable land in the tropics, a couple of fine residence lots and a business lot in the new American town of McKinley.

Buy *now* before the price advances.

Mr. Wm. R. Warner, who owns tract No. 327, will leave for the Isle of Pines in September to join his friends in the McKinley Colony. Mr. Warner is an energetic young man, and will undoubtedly make a great success at McKinley. He will clear and set out orange trees at once.

WORK ON THE MANIGUA ORANGE GROVE.

(Continued from page one.)

the sides and roof are nearly all boarded. A photograph of it has been taken, which will be sent up in the course of time and reproduced in the HERALD.

In the same letter Mr. Fernald writes as follows regarding our survey:

"When I came here I found a plan under way to make a contract with Mr. Roberts, a local surveyor and civil engineer, to complete the survey on our property. This contract was closed July 10th. He is to work for us for the next six months, except that he can do work for other people if they need him not over 12 days a month."

From this it will be seen that the survey of the town-site will be pushed to completion at once. The survey of the plantation acreage is already nearly finished.

Strawberry Growing.

NEW YORK, July 13.—There appears to be a good chance to make money raising strawberries in Cuba, according to a report of United States Minister H. J. Squires. Minister Squires quotes W. P. Ladd, an American living in Santiago de las Vegas. Mr. Ladd tells as follows what he realized in five months from three-fourths of an acre of land planted in strawberries:

When I started in with my plants last fall I had an old bed of 1,000 plants and several thousand runners which they had made. I set to work to prepare the ground very carefully for the runners, selecting a piece of the chocolate land, as it held moisture and seemed best suited. Former experience had shown me that the red land was too porous, and the plants would be too dry. After the land was plowed and harrowed several times in order to pulverize it as much as possible, I mixed in some good commercial fertilizer and let it lay for a time in order that it should get thoroughly mixed with the soil. Then I had the land carefully ridged up and on these ridges set the plants.

I had previously ordered a few thousand plants from the United States, but as these got through in bad condition there was only a small part left to set with my own runners. Previous experience had taught me to expect more from the native runners than from any new plants ordered, so I kept working them carefully, resetting where they did not live, and finally had on my three-fourths acre a fair stand.

In order to get this good stand I was very particular to protect the new-set plants in the rows by means of grass and palm leaves. As they commenced to grow and get accustomed to the change, the covering was gradually removed. In January, 1905, they commenced to bear, but the bearers were mostly native runners and the plants in my old bed. They have continued to bear up to date, which is the fifth month. During a long dry spell in the winter they were carefully watered and tended, and fertilizer applied as needed. The expenses for them have been about as follows: Commercial fertilizer, $108; labor, $150; crates and baskets, $45; express on fruit, $80. Total, $403. The berries found a ready market in Havana, selling for 30 and 40 cents per quart. Up to date I have sold $1,000 worth of berries, with a net profit of $597. This seems to be a fair return from the amount of money and labor expended.

I consider my old bed of greater value for the coming season than it has been in the past. The older plants are the better bearers and I have picked as many as 24 berries from a single plant.—*N. Y. Packer.*

Frank Carpenter's Article on Cuban Agriculture.

The Buffalo *Express* of Sunday, July 23d, contained an excellent article by the well-known traveling correspondent, Frank Carpenter, on Cuba and her agricultural conditions and prospects.

Mr. Carpenter has been traveling in Cuba and using his eyes to good advantage. He tells of some of the things he saw at the Cuban Agricultural Experiment Station, at Santiago de las Vegas, a few miles from Havana, as follows:

"The farm itself comprises 180 acres. Its buildings are great Spanish barracks, running around a central patio of an acre of flowers and plants, and also many cottages which have been erected for the farmers. The barracks are only one story. They are of great extent, and are well fitted for government work.

"I spent some time going through the buildings and afterward took a walk with Prof. Earle over the farm. The establishment is thoroughly systematized, and in it all sorts of investigations as to plant breeding, fertilizer testing and plant and animal diseases are going on. In the botanical department I was shown about 20,000 specimens of Cuban plants and flowers, and in the gardens nearby saw many new vegetables and fruits growing.

"In the banana fields there are a score of varieties which have just been introduced from Porto Rico, and nearby twenty varieties of peaches and fifteen varieties of Japanese persimmons have been planted. There are figs from California, Japanese walnuts and all sorts of grapes which grow in the southern parts of the United States.

"Among the most important experiments are those with citrus fruits. All the best-known limes, lemons and pomelos are now being planted or budded. More than 40 different varieties of oranges have been planted for comparison and study, and also a large number of pineapples of different kinds.

Advance in Price of Bonds

We wish to impress upon our readers that the offer of the Tropical Development Company's profit-sharing Gold Bonds with bonus of fertile plantation acreage, or city lots, at the present price of $85 each is limited and will expire as soon as the few remaining bonds reserved for sale at $85 are disposed of.

We have no fixed date for advance in price. This depends upon the number of bonds sold; but it is *absolutely certain* that within *a very short time* the few remaining bonds for sale at $85 will be subscribed for. After they are sold the price of all bonds will be *advanced.*

In order to avoid disappointment, fill in the subscription form enclosed herewith and mail it to us today with your remittance.. If your subscription reaches us before the balance of our bonds offered at $85 are sold, your application will be accepted. If not, your money will be refunded unless you wish to buy at the increased price.

Why toil and freeze here when you can start on the road to success and perhaps FORTUNE by accepting our great offer *now?*

THE RUSH FOR McKINLEY OPENS EARLY.

(Continued from page one.)

children, was the recipient of a handsome testimonial in the form of an elegant gold watch, given him by his associates in the H.-O. offices, where he was formerly a trusted employe. We bespeak for Mr. Prenatt as great popularity at McKinley as he enjoyed in Buffalo as soon as he gets acquainted.

Mr. F. C. Payne, who owns tract No. 83, will leave in August for McKinley, accompanied by his wife and family. Mr. Payne is a hard worker and will push the development of his property as fast as possible. He will build a comfortable house as soon as he arrives at McKinley.

Mr. J. Max Riexinger, who owns a third interest in tracts Nos. 221, 222, 239 and 240, leaves for the Isle of Pines in August to start extensive improvements on these fine properties. Messrs. A. F. Stengel and A. T. McDaniel, who are Mr. Riexinger's partners, will accompany him on his trip. Mr. Riexinger visited McKinley last winter and was so delighted with it that he has determined to make it his future home. We predict that Messrs. Riexinger, Stengel and McDaniel will have one of the finest orange groves and winter vegetable farms in the Isle of Pines.

Our popular superintendent, Mr. Geo. Werner, has sent for Mrs. Werner and the children to join him at McKinley next month. They will probably travel in company with Mr. F. C. Payne and his family. When they arrive at McKinley things will be lively in the vicinity of tracts Nos. 403 and 404, as there are several active youngsters in the Werner family.

Mr. John Stabel is sending Mr. Theodore Hoephfingar down to McKinley in August to clear up tracts Nos. 252 and 253. Mr. Stabel will have twelve acres set out in orange and grape-fruit trees as soon as possible, and expects to visit the colony himself this winter. Mr. Hoephfingar is an experienced tobacco-grower, having learned this branch of agriculture in the old country. Mr. Hoephfingar will send for his wife and family later.

Mr. M. H. Dunn, a successful and enterprising young businessman, leaves for the Isle of Pines in August. Mr. Dunn is quite heavily interested in McKinley.

Mr. Charles F. Hoffman leaves for McKinley August 14th. Mr. Hoffman owns tract 254 and the northern four acres of tract 268. He will improve these excellent properties extensively this winter.

Mr. W. J. Rowland expects to go down to McKinley next month to start work on his tract, the northern five acres of No. 119. He will clear it up and get his garden in as soon as his land has sweetened. He will plant the main portion of the tract in citrus trees and pineapples.

McKINLEY, ISLE OF PINES

A City of Orange Groves in the American District of Cuba.

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